114.0	0012	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,300 /	656,300
					USE VALUE:	656,300 /	656,300
					ASSESSED:	656,300 /	656,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEDULLA THOMAS/TRUSTEE &
Owner 2:	AQUILINO CHRISTINE /TRUSTEE
Owner 3:	PEDULLA-AQUILINO INVEST TRUST
Street 1:	81 EDMUND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PEDULLA THOMAS/ETAL -
Owner 2:	AQUILINO CHRISTINE -
Street 1:	81 EDMUND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Stucco Exterior and 1526 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5559.000	245,100	500	410,700	656,300
Total Card	0.128	245,100	500	410,700	656,300
Total Parcel	0.128	245,100	500	410,700	656,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.08 | /Parcel: 430.08

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 73663

GIS Ref

GIS Ref

Insp Date 08/13/18

!8923!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 114.0-0012-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,100	500	5,559.	410,700	656,300		Year end	12/23/2021
2021	101	FV	236,600	500	5,559.	410,700	647,800		Year End Roll	12/10/2020
2020	101	FV	236,600	500	5,559.	410,700	647,800	647,800	Year End Roll	12/18/2019
2019	101	FV	198,600	500	5,559.	416,600	615,700	615,700	Year End Roll	1/3/2019
2018	101	FV	198,200	500	5,559.	311,000	509,700	509,700	Year End Roll	12/20/2017
2017	101	FV	198,200	500	5,559.	281,600	480,300	480,300	Year End Roll	1/3/2017
2016	101	FV	198,200	500	5,559.	269,900	468,600	468,600	Year End	1/4/2016
2015	101	FV	185,900	500	5,559.	228,800	415,200	415,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:09:57

LAST REV

Date	Time
11/18/19	15:59:18
mmcmakin	

USER DEFINED

Prior Id # 1:	73663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8923

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEDULLA THOMAS/	67657-253		7/21/2016	Convenience	1	No	No		
PEDULLA THOMAS	25196-114		2/27/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2018	93	Solar Pa	11,500	C				
4/7/2017	387	Porch	6,000	C				
10/23/1995	611		11,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	Meas/Inspect	BS	Barbara S
12/10/2008	Meas/Inspect	294	PATRIOT
3/20/2000	Inspected	264	PATRIOT
2/15/2000	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5559		Sq. Ft.	Site		0	70.	1.06	5									410,738						410,700	

Total AC/HA:	0.12762	Total SF/SM:	5559	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	410,738	Spl Credit		Total:	410,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.33807337
Const Adj.:	1.00548494
Adj $ / SQ:	147.995
Other Features:	83552
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355210
Depreciation:	110115
Depreciated Total:	245095

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

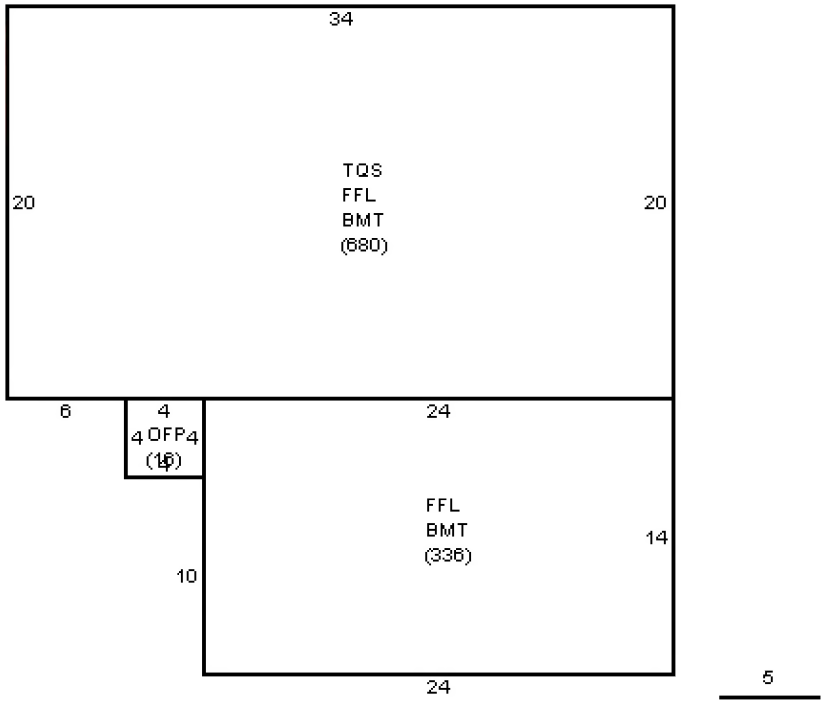
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.00
Special Features:	0	Val/Su Net:	95.82
Final Total:	245100	Val/Su SzAd	160.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,016	44.400	45,109
FFL	First Floor	1,016	148.000	150,363
TQS	3/4 Story	510	148.000	75,478
OFP	Open Porch	16	44.240	708

Net Sketched Area:	2,558			Total:	271,658
Size Ad	1526	Gross Area	2728	FinArea	1526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0012-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1975	0.00	T	35.2	101						
19	Patio	D	Y	1	17X11	A	AV	1949	4.26	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500